

City Council  
Atlanta, Georgia

**07- 0 -0263**

AN ORDINANCE  
BY: ZONING COMMITTEE

**Z-07-03**  
Date Filed: 1-9-07

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **217, 227, 231, 235, 243, 257, 261, 267, 279, 289, 293 Elm Street, N.W. and 641 Spencer Street and 641 Thurmond Street, N.W.**, be changed from the SPI-11 subarea 7 (Vine City/Ashby Station Special Public Interest District) to the (SPI-11 subarea 9 (Vine City/Ashby Station Special Public Interest District), to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 110, 14<sup>th</sup> District, Fulton County, Georgia being more particularly described by the attached legal description and/or survey.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

**217 Elm Street**

①

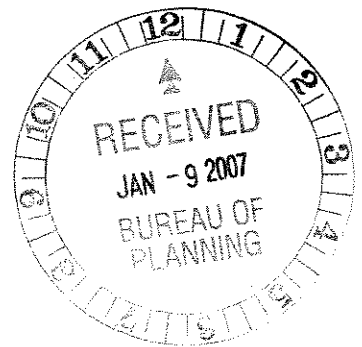
**Tax Parcel ID – 14-0110-0006-046-5**

All that parcel of land lying or being in Land Lot 110, 14<sup>th</sup> District, Fulton County, Georgia, City of Atlanta and more particularly described as follows:

**Begin** at a point on the east right-of-way of Elm Street (30-foot right-of-way) said point being 125.00 feet north from its intersection with the north right-of-way of Spencer Street (30-foot right-of-way);

**Thence** along the east right-of-way of Elm Street North 00 degrees 45 minutes 18 seconds East a distance of 25.00 feet to a point; **Thence** leaving the right-of-way of Elm Street South 89 degrees 53 minutes 16 seconds East a distance of 100.00 feet to a point located on the west side of a 10-foot alley; **Thence** along the west side of the 10-foot alley South 00 degrees 45 minutes 11 seconds West a distance of 25.00 feet to a point; **Thence** leaving the west side of the alley North 89 degrees 53 minutes 16 seconds West a distance of 100.00 feet to a point located on the **Point of Beginning**.

Said parcel of land contains 2,500.00 square feet or 0.057 acre of land, more or less.



Z-07-03

227 Elm Street

②

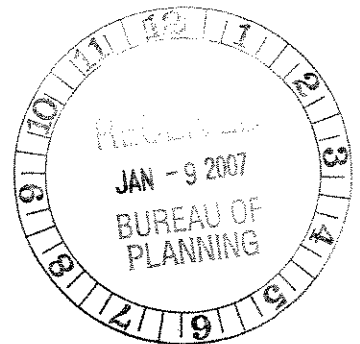
Tax Parcel ID – 14-0110-0006-167-9

All that parcel of land lying or being in Land Lot 110, 14<sup>th</sup> District, Fulton County, Georgia, City of Atlanta and more particularly described as follows:

**Begin** at a point on the east right-of-way of Elm Street (30-foot right-of-way)-said point being 167.35 feet south from its intersection with the south right-of-way of Thurmond Street (50-foot right-of-way);

**Thence** leaving the right-of-way of Elm Street South 89 degrees 53 minutes 16 seconds East a distance of 100.00 feet to a point located on the west line of a 10-foot alley; **Thence** along the west line of the 10-foot alley South 00 degrees 45 minutes 11 seconds West a distance of 50.00 feet to a point; **Thence** leaving the west side of the alley North 89 degrees 53 minutes 16 seconds West a distance of 100.00 feet to a point located on east right-of-way of Elm Street; **Thence** along Elm Street North 00 degrees 45 minutes 18 seconds East a distance of 50.00 feet to the **Point of Beginning**.

Said parcel of land contains 5,000.00 square feet or 0.115 acre of land, more or less.



2-07-03

231 Elm Street

③

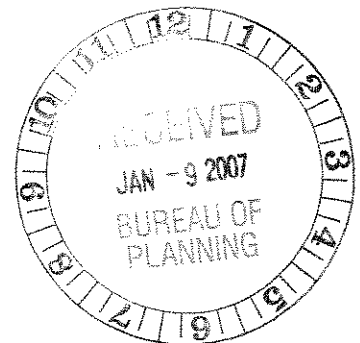
Tax Parcel ID – 14-0110-0006-166-1

All that parcel of land lying or being in Land Lot 110, 14<sup>th</sup> District, Fulton County, Georgia, City of Atlanta and more particularly described as follows:

**Begin** at a point on the east right-of-way of Elm Street (30-foot right-of-way)-said point being 117.35 feet south from its intersection with the south right-of-way of Thurmond Street (50-foot right-of-way);

**Thence** leaving the right-of-way of Elm Street South 89 degrees 53 minutes 17 seconds East a distance of 99.99 feet to a point located on the west line of a 10-foot alley; **Thence** along the west line of the 10-foot alley South 00 degrees 45 minutes 11 seconds West a distance of 50.00 feet to a point; **Thence** leaving the west side of the alley North 89 degrees 53 minutes 16 seconds West a distance of 100.00 feet to a point located on east right-of-way of Elm Street; **Thence** along Elm Street North 00 degrees 45 minutes 18 seconds East a distance of 50.00 feet to the **Point of Beginning**.

Said parcel of land contains 4,999.00 square feet or 0.115 acre of land, more or less.



Z-07-03

**235 Elm Street**

**Tax Parcel ID – 14-0110-0006-049-9**

(4)

All that parcel of land lying or being in Land Lot 110, 14<sup>th</sup> District, Fulton County, Georgia, City of Atlanta and more particularly described as follows:

**Begin** at a point on the east right-of-way of Elm Street (30-foot right-of-way)-said point being 67.35 feet south from its intersection with the south right-of-way of Thurmond Street (50-foot right-of-way);

**Thence** leaving the right-of-way of Elm Street South 89 degrees 53 minutes 17 seconds East a distance of 99.99 feet to a point located on the west line of a 10-foot alley; **Thence** along the west line of the 10-foot alley South 00 degrees 45 minutes 11 seconds West a distance of 50.00 feet to a point; **Thence** leaving the west side of the alley North 89 degrees 53 minutes 17 seconds West a distance of 99.99 feet to a point located on east right-of-way of Elm Street; **Thence** along Elm Street North 00 degrees 45 minutes 18 seconds East a distance of 50.00 feet to the **Point of Beginning**.

Said parcel of land contains 4,999.00 square feet or 0.115 acre of land, more or less.



Z-07-03

243 Elm Street

Tax Parcel ID – 14-0110-0006-040-8

⑤

All that parcel of land lying or being in Land Lot 110, 14<sup>th</sup> District, Fulton County, Georgia, City of Atlanta and more particularly described as follows:

**Begin** at a point at the intersection of the east right-of-way of Elm Street (30-foot right-of-way) and the south right-of-way of Thurmond Street (50-foot right-of-way);

**Thence** along the south right-of-way of Thurmond Street South 74 degrees 25 minutes 14 seconds East a distance of 103.43 feet to a point – said point being the intersection of the south right-of-way of Thurmond Street and the west side of a 10-foot alley; **Thence** leaving the right-of-way of Thurmond Street and along the west line of the 10-foot alley South 00 degrees 45 minutes 11 seconds West a distance of 39.77 feet to a point; **Thence** leaving the west side of the alley North 89 degrees 53 minutes 17 seconds West a distance of 99.99 feet to the east right-of-way of Elm Street; **Thence** along Elm Street North 00 degrees 45 minutes 18 seconds East a distance of 67.35 feet to the **Point of Beginning**.

Said parcel of land contains 5,355.00 square feet or 0.123 acre of land, more or less.



Z-07-03

257 Elm Street

Tax Parcel ID – 14-0110-0003-063-3

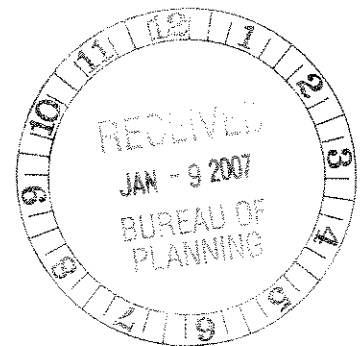
⑥

All that parcel of land lying or being in Land Lot 110, 14<sup>th</sup> District, Fulton County, Georgia, City of Atlanta and more particularly described as follows:

**Begin** at an iron pin found on the east right-of-way of Elm Street (50-foot right-of-way) – said point being 112.00 north from its intersection with the north right-of-way of Thurmond Street (50-foot right-of-way);

**Thence** along the right-of-way of Elm Street North 00 degrees 06 minutes 50 seconds West a distance of 49.20 feet to a point; **Thence** leaving the right-of-way of Elm Street South 89 degrees 47 minutes 21 seconds East a distance of 146.20 feet to a point; **Thence** South 00 degrees 07 minutes 07 seconds West a distance of 49.00 to a point; **Thence** North 89 degrees 52 minutes 02 seconds West a distance of 146.00 feet to the **Point of Beginning**.

Said parcel of land contains 7,173 square feet or 0.165 acre of land, more or less.



Z-07-03

261 Elm Street

①

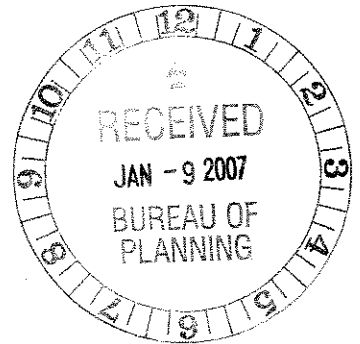
Tax Parcel ID – 14-0110-0003-064-1

All that parcel of land lying or being in Land Lot 110, 14<sup>th</sup> District, Fulton County, Georgia, City of Atlanta and more particularly described as follows:

**Begin** at a point on the east right-of-way of Elm Street (50-foot right-of-way) – said point being 161.20 north from its intersection with the north right-of-way of Thurmond Street (50-foot right-of-way);

**Thence** along the right-of-way of Elm Street North 00 degrees 06 minutes 50 seconds West a distance of 50.00 feet to a point; **Thence** leaving the right-of-way of Elm Street South 89 degrees 47 minutes 22 seconds East a distance of 146.40 feet to a point; **Thence** South 00 degrees 06 minutes 55 seconds West a distance of 50.00 to a point; **Thence** North 89 degrees 47 minutes 21 seconds West a distance of 146.20 feet to the **Point of Beginning**.

Said parcel of land contains 7,315 square feet or 0.168 acre of land, more or less.



Z-03-03



267 Elm Street

8

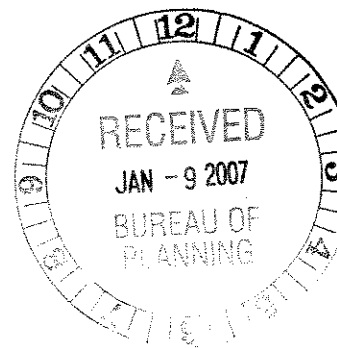
Tax Parcel ID – 14-0110-0003-065-8

All that parcel of land lying or being in Land Lot 110, 14<sup>th</sup> District, Fulton County, Georgia, City of Atlanta and more particularly described as follows:

**Begin** at a point on the east right-of-way of Elm Street (50-foot right-of-way) – said point being 211.20 north from its intersection with the north right-of-way of Thurmond Street (50-foot right-of-way);

**Thence** along the right-of-way of Elm Street North 00 degrees 06 minutes 50 seconds West a distance of 50.00 feet to a point; **Thence** leaving the right-of-way of Elm Street South 89 degrees 47 minutes 23 seconds East a distance of 146.60 feet to a point; **Thence** South 00 degrees 06 minutes 55 seconds West a distance of 50.00 to a point; **Thence** North 89 degrees 47 minutes 22 seconds West a distance of 146.40 feet to the **Point of Beginning**.

Said parcel of land contains 7,325 square feet or 0.168 acre of land, more or less.



Z-07-03

279 Elm Street

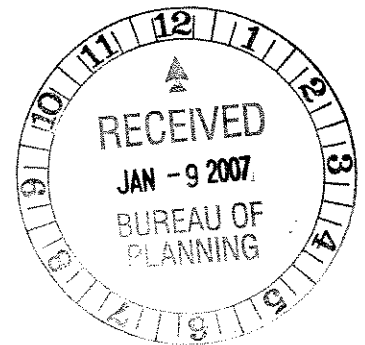
Tax Parcel ID – 14-0110-0003-067-4

⑨

All that parcel of land lying or being in Land Lot 110, 14<sup>th</sup> District, Fulton County, Georgia, City of Atlanta and more particularly described as follows:

**Begin** at a point on the east right-of-way of Elm Street (50-foot right-of-way), said point being 311.40 feet north from the intersection of the northerly right-of-way of Thurmond Street (50-foot right-of-way) and the easterly right-of-way of Elm Street; **Thence** along the east right-of-way of Elm Street North 00 degrees 06 minutes 50 seconds West a distance of 49.97 feet to a point; **Thence** leaving the right-of-way of Elm Street South 89 degrees 54 minutes 02 seconds East a distance of 147.09 feet to a point; **Thence** South 00 degrees 13 minutes 08 seconds West a distance of 50.22 to a point; **Thence** North 89 degrees 48 minutes 06 seconds West a distance of 146.80 feet to the **Point of Beginning**.

Said parcel of land contains 7,361 square feet or 0.169 acre of land, more or less.



Z-07-03

289 Elm Street

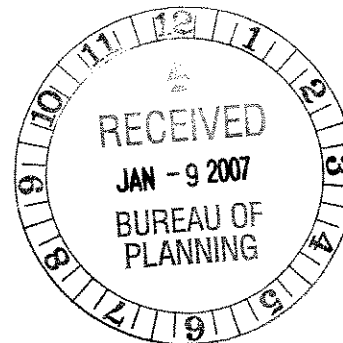
10

Tax Parcel ID – 14-0110-0003-069-0

All that parcel of land lying or being in Land Lot 110, 14<sup>th</sup> District, Fulton County, Georgia, City of Atlanta and more particularly described as follows:

**Begin** at a point on the east right-of-way of Elm Street (50-foot right-of-way) – said point being 244.76 south from its intersection with the south right-of-way of Simpson Street (60-foot right-of-way); **Thence** leaving the right-of-way of Elm Street North 89 degrees 54 minutes 06 seconds East a distance of 147.67 feet to an iron pin found; **Thence** South 00 degrees 13 minutes 08 seconds West a distance of 50.22 to a point; **Thence** North 89 degrees 59 minutes 59 seconds West a distance of 147.38 feet to a point on the east right-of-way of Elm Street; **Thence** along the right-of-way of Elm Street North 00 degrees 06 minutes 50 seconds West a distance of 49.97 to the **Point of Beginning**.

Said parcel of land contains 7,390 square feet or 0.170acre of land, more or less.



Z-07-03

293 Elm Street

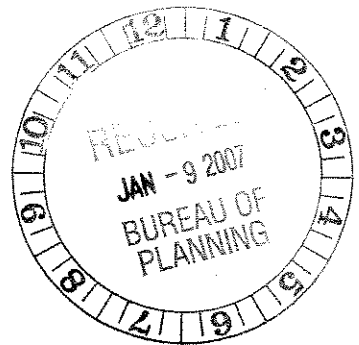
11

Part of Former Tax Parcel ID – 14-0110-0003-078-1

All that parcel of land lying or being in Land Lot 110, 14<sup>th</sup> District, Fulton County, Georgia, City of Atlanta and more particularly described as follows:

**Begin** at the intersection of the south right-of-way of Simpson Street (60-foot right-of-way) and the east right-of-way of Elm Street (50-foot right-of-way); **Thence** along the south right-of-way of Simpson Street North 89 degrees 56 minutes 32 seconds East a distance of 147.64 feet to an iron pin found; **Thence** leaving the right-of-way of Simpson Street South 00 degrees 07 minutes 16 seconds West a distance of 244.66 to an iron pin found; **Thence** North 89 degrees 54 minutes 06 seconds West a distance of 147.67 feet to a point on the east right-of-way of Elm Street; **Thence** along the right-of-way of Elm Street North 00 degrees 06 minutes 50 seconds West a distance of 244.76 to the **Point of Beginning**.

Said parcel of land contains 36,129 square feet or 0.829 acre of land, more or less.



Z-07-03

**641 Spencer Street**

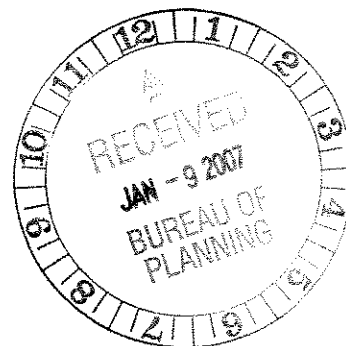
**Tax Parcel ID – 14-0110-0006-041-6**

(12)

All that parcel of land lying or being in Land Lot 110, 14<sup>th</sup> District, Fulton County, Georgia, City of Atlanta and more particularly described as follows:

**Begin** at the intersection of the northerly right-of-way of Spencer Street (30-foot right-of-way) and the west right-of-way of Vine Street (30-foot right-of-way);  
**Thence** along the north right-of-way of Spencer Street North 89 degrees 53 minutes 16 seconds West a distance of 189.30 feet to a point located on the east side of a 10-foot alley;  
**Thence** leaving the right-of-way of Spencer Street and along the east line of the 10-foot alley North 00 degrees 45 minutes 11 seconds East a distance of 387.01 feet to an iron pin found on the southerly right-of-way of Thurmond Street (50-foot right-of-way);  
**Thence** along the right-of-way of Thurmond Street South 74 degrees 25 minutes 14 seconds East a distance of 99.66 feet to a point;  
**Thence** leaving the right-of-way of Thurmond Street South 01 degrees 12 minutes 56 seconds West a distance of 82.40 feet to a point;  
**Thence** South 82 degrees 45 minutes 56 seconds East a distance of 94.10 to a point located on the west right-of-way of Vine Street;  
**Thence** along the right-of-way of Vine Street South 00 degrees 43 minutes 42 seconds West a distance of 266.37 feet to the **Point of Beginning**.

Said parcel of land contains 61,258 square feet or 1.406 acres of land, more or less.



Z-07-03

641 Thurmond Street

Tax Parcel ID – 14-0110-0003-062-5

13

All that parcel of land lying or being in Land Lot 110, 14<sup>th</sup> District, Fulton County, Georgia, City of Atlanta and more particularly described as follows:

**Begin** at the intersection of the northerly right-of-way of Thurmond Street (50-foot right-of-way) and the easterly right-of-way of Elm Street (50-foot right-of-way);

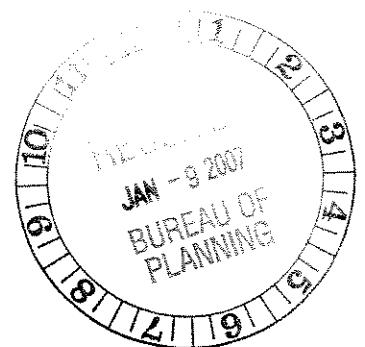
**Thence** along the east right-of-way of Elm Street North 00 degrees 06 minutes 50 seconds West a distance of 112.00 feet to an iron pin found;

**Thence** leaving the right-of-way of Elm Street South 89 degrees 52 minutes 02 seconds East a distance of 181.19 feet to a point;

**Thence** South 02 degrees 10 minutes 03 seconds West a distance of 160.46 to a point located on the northerly right-of-way of Thurmond Street;

**Thence** along the right-of-way of Thurmond Street North 74 degrees 25 minutes 14 seconds West a distance of 181.57 feet to the **Point of Beginning**.

Said parcel of land contains 24,316 square feet or 0.558 acre of land, more or less.



Z-07-03